

ENGINEERS & HISTORIC BUILDING CONSULTANTS
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DRAFT

28th October 2021

**Re: Popes Cottage – Brook
Report on Historic Structural Fabric**

The original building appears to have been constructed in the late medieval period with normal oak framing, although all external walls have been replaced in brickwork probably in the 18th century.

It is of a three bay frame with outshot's at each end the left hand one (western end) probably original, and with a central smoke bay by the main fireplace and stack by the baffle entry. However, the main right hand bay now has double side purlins and a ridge purlin and has been recently and badly raised to bring it above the recent rear extension. The original staircase behind the stack has been removed and its layout substantially altered to suit the rear extension and a newer fireplace and flue added in the main right hand bay.

There have been many repairs carried out, whether approved or not I don't know; but they have been very poorly done and these have been attended to, to make the building safe for the new owners.

These works are: -

- 1.0 The front wall has been tied back at first floor and eaves level by tying it to the floor structure and cross walls.
- 2.0 The purlin to the western roof slope (removed at some time!) has been replaced to prevent roof spread.
- 3.0 The purlins in the main eastern bay have been properly supported on a new collar supported off the main chimney stack.
- 4.0 2 No. floor joists in the main eastern bay, which were completely broken, have been replaced.
- 5.0 The timber posts supporting the front porch and rear eaves plate to the western bays are supported on lead dpc's and are intended to be cut and re-supported on brick plinths with the dpc's set 2 courses below the posts.

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All this work can be viewed and approved or amended as necessary before any alterations are carried out and these are the subject of the present Listed Building Application.



Signed

Ian Payne

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